



INVESTMENT PROJECT PROFILE	
Project title	Hotel, 114 apartments, 27 luxury villas, golf course, Istria Estate and Country Club, Marlera Golf
Project description	<p>The Istria Estate & Country Club, Marlera Golf provides a unique investment opportunity with the possibility of participating in a premier high-end integrated golf and real estate development, with direct access to the sea and in a truly enchanting natural environment.</p> <p>The project covers 126 hectares of land and according to the plan envisages:</p> <ul style="list-style-type: none">• luxury 5-star hotel with 170 rooms, spacious spa and wellness facilities, conference halls, restaurants, bars and a casino,• 114 residential units: 87 apartments with two or three bedrooms and 27 luxury villas,• 27-hole golf course with accompanying facilities. <p>PROJECT VALUE</p> <p>Housing units</p> <ul style="list-style-type: none">• Gross area - 23.300 m²• Total estimated sales value - app. 90 to 100 million <p>Hotel</p> <ul style="list-style-type: none">• Gross area - 29.200 m²• Estimated EBITDA - about 3,7 - 4 million euros <p>Golf course</p> <ul style="list-style-type: none">• Land with 27 holes: 113 ha• House - gross developed area - 1.800 m²• Estimated EBITDA - about 1 - 1,25 million euros <p>Total estimated development costs, including land: EUR 100 million Marlera Golf LD Ltd. & Nova Istra Ideaus Ltd. are the owners of the land planned for construction. Ultimately, both companies are controlled by the GTC Group, with headquarters in Poland, a leading developer of these types of projects in Central and Eastern Europe.</p>
Current project status	<p>The company is looking for an investor or strategic partner. The project is in an advanced development stage. To date, the following project preparatory work has been completed:</p> <ul style="list-style-type: none">-Market assessment-Concept and master plan development-Financial feasibility studies- Design and architectural planning. <p>For all zones, including infrastructure, building permits have been procured except for the hotel, for which there is a location permit in place. Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20 and 20/21) this project may qualify for investment incentives.</p>
Estimated value of the investment project	Residential component 90 - 100 million EUR Golf and hotel component 50 - 60 million EUR
Project realization model	Sale
For additional information about this project, please contact by e-mail: info@coral-consulting-service.com	